



City of Carmel

CARMEL PLAN COMMISSION AGENDA *(Revised April 12, 2004)*

April 20, 2004

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**

1g. 2004 Integrated Economic Development Plan

H. Public Hearings:

1h. Docket Nos. 04020033 PP: Bennett Minor Subdivision

The applicant seeks to create a 2- lot minor residential subdivision. The petitioner also seeks the following subdivision waivers:

#04030010 SW SCO 6.05.01 lots shall abut/have access to a street

#04030011 SW SCO 6.05.01 lots shall have a minimum of 50-ft frontage

The site is located at 2020 W. 136th Street. The site is zoned S-1/Residence-Estate.

Filed by Dave Barnes of Weihe Engineers.

2h. Docket No. 04010001 Z; Dunkerly Property - Rezone

The applicant seeks to rezone approximately 2.4 acres from R-1/Residence to B-2/Business (with restricted uses). The site is located at the northwest corner of Guilford Rd and 116th St.

Filed by Joseph Calderon of Ice Miller on behalf Mr.& Mrs. Dunkerly.

I. Old Business:

- 1i. Docket No. 163-03 DP (#030100015)**
Carmel Science & Technology Park, Lots 11B & 11C:
Congressional Flex Space- Development Plan
The applicant seeks to construct two buildings. The site is located at southwest 122nd St & Congressional Blvd. The site is zoned M-3/Manufacturing.
Filed by Mila Slepaya of Mid-States Engineering.
- 2i. Docket No. 198-03 ADLS (#03120015): Greyhound Commons, Phase II**
The applicant seeks approval build a restaurant building. The site is located at the southwest corner of Greyhound Pass and E. 146th Street. The site is zoned PUD.
Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Kite Greyhound, LLC.
- 3i. Docket No. 04010002 DP/ADLS - Mike's Express Carwash**
The applicant seeks to construct a new carwash facility. The site is located at 1250 S Range Line Road. The site is zoned I-1/Industrial.
Filed by Charlie Frankenberger of Nelson & Frankenberger.
- 4i. Docket No. 04010024 Z: Steckley Rezone (Guilford Reserve PUD)**
The applicant seeks to Rezone approximately 5 acres from B-6/Business to PUD/Planned Unit Development. The site is located at 1011 S. Guilford Road.
Filed by David Klain of Crawford Development, LLC.
- 5i. Docket No. 04020008 ADLS: Main & Guilford Plaza**
The applicant seeks approval for a retail building with parking. The site is located 811 W Main Street. The site is zoned OM/MF- Old Meridian/Multifamily (pending).
Filed by Joe Calderon of Ice Miller for Main & Guilford Plaza, LLC.
- 6i. Docket No. 040100025 DP/ADLS: 630 - North Range Line Office Building**
The applicant seeks approval for an office building with parking. The site is located 630 N Range Line Rd. The site is zoned B-5/Business within the Old Town Overlay, Historic Range Line Sub-area.
Filed by Dave Barnes of Weihe Engineers.
- 7i. Docket No. 040100026 DP/ADLS: Century 21- Alexander**
The applicant seeks approval for an office building with parking. The site is located 1141 Michigan Road. The site is zoned S-1/Residence (pending rezoning approval).
Filed by David Warshauer of Barnes & Thornburg for Mr. & Mrs. Alexander.

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- 8i. Docket No. 04010022 PP: Stanford Park (formerly Burlingame)**
The applicant seeks to plat a residential subdivision of approximately 224 lots. The petitioner also seeks the following subdivision waiver:
Docket No. 04010023a SW SCO 6.5.1 minimum lot frontage
The site is located on Shelborne Rd, just north of West 131st Street. The site is zoned both R-4 /Residence and R-2/Residence.
Filed by Steve Pittman for PPV, LLC.
- 9i. Docket No. 04020004 OA (Tentative)**
Amend Sections 6.03.19, 6.03.24, and 6.03.25: Alley & Frontage Place
The petitioner seeks to add amend sections of the Subdivision Control Ordinance regarding.
Filed by the Department of Community Services.
- 10i. Docket No. 150-02b OA: (Tentative)**
Amendments to the Carmel/Clay Zoning Ordinance – Patch #4
The petitioner seeks to add new provisions to and make several corrective amendments to the Zoning Ordinance.
Filed by the Department of Community Services.
- 11i. Docket No. 04020030 Z: Old Meridian/Mixed Use Rezone**
The applicant seeks to Rezone 12 parcels to OM/MU- Old Meridian Mixed Use in the Old Meridian District. The parcels are generally located on the north and south sides of Main Street between Guilford Road and Ole Meridian Street.
Filed by Carmel Department of Community Services.
- J. New Business:**
- 1j. Docket No. 04030001 DP Amend/ADLS:**
Weston Park, Lot 3 - National City Bank
The applicant seeks approval for a bank building with parking. The site is located southwest of 106th Street & Michigan Road. The site is zoned I-1/Industrial and is located within the US 421 Overlay Zone.
Filed by Kenneth Sebree of Sebree Architects, Inc.
- K. Adjournment**